

Chapter 21A.08 PERMITTED USES

45 SECTION 7. Ordinance 10870, Section 330, as amended, and K.C.C.

46 21A.08.030 are hereby amended to read as follows:

47 **Residential land uses.**

48 A. Residential Land Uses

Key		Z O N E	Resource			Residential			Commercial/Industrial					
P – Permitted Use C – Conditional Use S – Special Use			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R E B S A E N R V E	U R E B S A I N D E N T I A L	N B E U I S G I H N B E O S R S H O O D	C B O U M S M I U N E I S T S Y	R B E U G S I I O N E N E A S L S	O F F I C E	I N D U S T R I A L	
SIC#	Specific Land Use		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	DWELLING UNITS, TYPES:													
*	Single detached		P C13	P2		P C13	PC 13	P C13	P C 13					
*	Townhouse					C4	C4	P C12	P	P3	P3	P3	P3	
*	Apartment					C4	C4	P5 C4	P	P3	P3	P3	P3	
*	Mobile home park					S14		C8	P					
*	Cottage housing							P16						
	GROUP RESIDENCES:													
*	Community residential facility I				C	C	P15 C	P	P3	P3	P3	P3		
*	Community residential facility II							P	P3	P3	P3	P3		
*	Dormitory				C6	C6	C6	P						
*	Senior citizen assisted housing					P4	P4	P	P3	P3	P3	P3		
	ACCESSORY USES:													
*	Residential accessory uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7		
*	Home occupation	P	P		P	P	P	P	P	P	P	P		
*	Home industry	C			C	C	C							
	TEMPORARY LODGING:													
7011	Hotel/Motel (1)									P	P	P		
*	Bed and breakfast guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11			
7041	Organization hotel/lodging houses										P			
GENERAL CROSS REFERENCES:														Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C.21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.

- 49 B. Development conditions.
- 50 1. Except bed and breakfast guesthouses.
- 51 2. In the forest production district, the following conditions apply:
- 52 a. Site disturbance associated with development of any new residence
- 53 shall be limited to three acres. Site disturbance shall mean all land alterations
- 54 including, but not limited to, grading, utility installation, landscaping, clearing for
- 55 crops, on-site sewage disposal systems, and driveways. Additional site
- 56 disturbance for raising livestock, up to the smaller of thirty-five-percent of the lot
- 57 or seven acres, may be approved provided that a farm management (conservation)
- 58 plan is prepared pursuant to the requirements of K.C.C. chapter 21A.30. Animal
- 59 densities shall be based on the area devoted to animal care and not the total area
- 60 of the lot;
- 61 b. A forest management plan shall be required for any new residence in
- 62 the forest production district, which shall be reviewed and approved by the King
- 63 County department of natural resources and parks prior to building permit
- 64 issuance; and
- 65 c. A fire protection plan for the subject property is required and shall be
- 66 reviewed and approved by the Washington state department of natural resources
- 67 with the concurrence of the fire marshal for each residential use. This plan shall
- 68 be developed in such a manner as to protect the adjoining forestry uses from a fire
- 69 that might originate from the residential use. This plan shall provide for setbacks
- 70 from existing forestry uses and maintenance of approved fire trails or other
- 71 effective fire line buffers on perimeters with forest land.

72 3. Only as part of a mixed use development subject to the conditions of
73 K.C. C. chapter 21A.14, except that in the NB zone on properties with a land use
74 designation of commercial outside of center (CO) in the urban areas, stand alone
75 townhouse developments are permitted subject to K.C.C. 21A.040, 21A.14.030,
76 21A.14.060 and 21A.14.180.

77 4.a. Only in a building listed on the National Register as an historic site
78 or designated as a King County landmark subject to the provisions of K.C.C.
79 21A.32.

80 b. In the R-1 zone, apartment units are permitted, provided that:

81 (1) the proposal shall be subject to a conditional use permit when
82 exceeding base density;

83 (2) at least fifty percent of the site is constrained by unbuildable
84 sensitive areas. For purposes of this section, unbuildable sensitive areas shall
85 include wetlands, streams and slopes forty percent or steeper and associated
86 buffers; and

87 (3) the density does not exceed a density of eighteen units per acre of
88 net buildable area as defined in K.C.C. 21A.06.797, or

89 c. In the R-4 through R-8 zones, apartment units are permitted,
90 provided that the proposal shall be subject to a conditional use permit when
91 exceeding base density, and provided that the density does not exceed a density of
92 eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

93 5. Apartment units are permitted outright as follows:

94 a. In the R-1 zone when at least fifty percent of the site is constrained
95 by unbuildable sensitive areas which for purposes of this section, includes
96 wetlands, streams and slopes forty percent or steeper and associated buffers, and
97 provided that the density does not exceed a density of eighteen units per acre of
98 net buildable area as defined in K.C.C. 21A.06.797; or

99 b. In the R-4 through R-8 zones, provided that the density does not
100 exceed eighteen units per acre of net buildable area as defined in K.C.C.
101 21A.06.797.

102 6. Only as an accessory to a school, college, university or church.

103 7.a. Accessory dwelling units:

104 (1) only one accessory dwelling per primary single detached dwelling
105 unit;

106 (2) only in the same building as the primary dwelling unit on an urban
107 lot that is less than ten thousand square feet in area, on a rural lot that is less than
108 the minimum lot size, or on a lot containing more than one primary dwelling;

109 (3) the primary dwelling unit or the accessory dwelling unit shall be
110 owner occupied;

111 (4)(a) one of the dwelling units shall not exceed a floor area of one
112 thousand square feet except when one of the dwelling units is wholly contained
113 within a basement or attic, and

114 (b) when the primary and accessory dwelling units are located in the
115 same building, only one entrance may be located on each street side of the
116 building;

117 (5) on additional off-street parking space shall be provided;

118 (6) the accessory dwelling unit shall be converted to another permitted
119 use or shall be removed if one of the dwelling units ceases to be owner occupied;
120 and

121 (7) an applicant seeking to build an accessory dwelling unit shall file a
122 notice approved by the department of executive services, records, elections and
123 licensing services division, which identifies the dwelling unit as accessory. The
124 notice shall run with the land. The applicant shall submit proof that the notice
125 was filed before the department shall approve any permit for the construction of
126 the accessory dwelling unit. The required contents and form of the notice shall be
127 set forth in administrative rules. If an accessory dwelling unit in a detached
128 building in the Rural zone is subsequently converted to a primary unit on a
129 separate lot, neither the original lot or the new lot may have an additional
130 detached accessory dwelling unit constructed unless the lot is at least twice the
131 minimum lot area required in the zone.

132 (8) accessory dwelling units and accessory living quarters are not
133 allowed in the F zone.

134 (9) in the A zone, one accessory dwelling unit is allowed on any lot
135 under twenty acres in size, and two accessory dwelling units are allowed on lots
136 that are twenty acres or more, provided that the accessory dwelling units are
137 occupied only by farm workers and the units are constructed in conformance with
138 the State Building Code.

139 b. One single or twin engine, noncommercial aircraft shall be permitted
140 only on lots that abut, or have a legal access that is not a county right-of-way, to a
141 waterbody or landing field, provided there is:

142 (1) no aircraft sales, service, repair, charter or rental; and

143 (2) no storage of aviation fuel except that contained in the tank or
144 tanks of the aircraft.

145 c. Buildings for residential accessory uses in the RA and A zone shall
146 not exceed five thousand square feet of gross floor area, except for buildings
147 related to agriculture or forestry.

148 8. Mobile home parks shall not be permitted in the R-1 zones.

149 9. Only as an accessory to the permanent residence of the operator, and:

150 a. Serving means to paying guests shall be limited to breakfast; and

151 b. There shall be no more than five guests per night.

152 10. Only as an accessory to the permanent residence of the operator,
153 and:

154 a. Serving meals to paying guests shall be limited to breakfast; and

155 b. The number of persons accommodated per night shall not exceed
156 five, except that a structure that satisfies the standards of the Uniform Building
157 Code as adopted by King County for R-1 occupancies may accommodate up to
158 ten persons per night.

159 11. Only if part of a mixed use development, and subject to the
160 conditions of K.C.C. 21A.08.030B.10.

161 12. Townhouses are permitted, but shall be subject to a conditional use
162 permit if exceeding base density.

163 13. Required before approving more than one dwelling on individual
164 lots, except on lots in subdivisions, short subdivisions or binding site plans
165 approved for multiple unit lots, and except as provided for accessory dwelling
166 units in K.C.C. 21A.08.030B.7.

167 14. No new mobile home parks are allowed in a rural zone.

168 15. Limited to domestic violence shelter facilities.

169 16. Only in the R4-R8 zones limited to properties no larger than one acre
170 and subject to the following:

171 a. All units must be cottage housing units with no less than three units
172 and no more than sixteen units.

173 b. The total area of the common open space must be at least two
174 hundred and fifty square feet per unit and at least fifty percent of the units must be
175 clustered around the common open space.

176 c. The total floor area of each unit, including any enclosed parking, is
177 limited to fifteen hundred square feet. The footprint of each unit, including any
178 enclosed parking, is limited to one thousand square feet.

179 d. Fences within the cottage housing unit development are limited to
180 three feet in height. Fences along the perimeter of the cottage housing
181 development are limited to six feet.

182 SECTION 8. Ordinance 10870, Section 331, as amended, and K.C.C.
183 21A.08.040 are hereby amended to read as follows:

184 **Recreational/cultural uses.**

185 A. Recreational/cultural land uses.

186

Key		Z O N E	Resource			Residential				Commercial/Industrial				
P – Permitted Use			A	F	M	R	U	R	U	N	C	R	O	I
C – Conditional Use			G	O	I	U	R	R	E	B	B	E	F	N
S – Special Use			R	R	N	R	B	B	S	I	M	G	I	D
			I	E	E	A	A	A	I	G	I	I	I	U
			C	S	R	L	N	N	D	H	U	O	C	S
			U	T	A		V	E	N	B	N	N	E	T
			L		L		E		T	O	E	A	R	I
			T						I	R	S	S	I	A
			U						A	H				L
			R						L	O				
		E							D					
SIC#	Specific Land Use	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	
	PARK/RECREATION:													
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13	
*	Trails	P	P	P	P	P	P	P	P	p	P	P	P	
*	Campgrounds		P16 C16 a		P16 C16a	P16 C16a							P16 C16a	
*	Destination Resorts		S		S18	C					C			
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P	
*	Recreational Vehicle Park				C2, 18	C2								
*	Sports club (17)				C4, 18	C4	C4	C4	C	P	P			
*	Ski Area		S		S18									
	AMUSEMENT/ENTERTAINMENT													
*	Adult Entertainment Business									P6	P6	P6		
*	Theater									P	P	P		
7833	Theater, Drive-in										C			
793	Bowling center									P	P		P	
*	Golf facility				C7, 18	P7	P7	P7						
7999 (14)	Amusement and recreation services				P8 C15, 18	P8 C15	P8 C15	P8 C15		P	P			
*	Shooting range		C9		C9, 18						C10		P10	
*	Amusement arcades									P	P			
7995	Amusement Park										C			
*	Outdoor performance center		S		C12 S18						S			
	CULTURAL:													
823	Library				P11	P11C	P11C	P11C	P	P	P	P		
*	Museum	C20	C20		P11	P11C	P11C	P11C	P	P	P	P	P	
842	Arboretum	P	P		P	P	P	P	P	P	P	P		
–	Horticulture Center				C19	P11 C12	P11 C	P11 C	P		P	P		
*	Conference Center				P11 C12	P11 C12	P11 C	P11 C	P		P	P		

GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific Land Use, see K.C.C. 21A.06.
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187 B. Development conditions.

188 1. The following conditions and limitations shall apply, where

189 appropriate:

190 a. No stadiums on sites less than ten acres;

191 b. Lighting for structures and fields shall be directed away from

192 residential areas;

193 c. Structures or service yards shall maintain a minimum distance of

194 fifty feet from property lines adjoining residential zones, except for structures in

195 on site recreation areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback

196 requirements for structures in these on-site required recreation areas shall be

197 maintained in accordance with K.C.C. 21A.12.030;

198 d. Facilities in the RA-10, RA-20, F, A or M zones, or in a designated

199 rural forest focus area, shall be limited to trails and trailheads, including related

200 accessory uses such as parking and sanitary facilities; and

201 e. Overnight camping is allowed only in an approved campground.

202 2. Recreational vehicle parks are subject to the following conditions and

203 limitations:

204 a. The maximum length of stay of any vehicle shall not exceed one

205 hundred eighty days during a three-hundred-sixty-five-day period;

206 b. The minimum distance between recreational vehicle pads shall be no

207 less than ten feet; and

208 c. Sewage shall be disposed in a system approved by the Seattle King
209 County health department.

210 3. Limited to day moorage. The marina shall not create a need for off-
211 site public services beyond those already available before the date of application.

212 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation
213 facilities subject to the following conditions and limitations:

214 a. The bulk and scale shall be compatible with residential or rural
215 character of the area;

216 b. For sports clubs, the gross floor area shall not exceed ten thousand
217 square feet unless the building is on the same site or adjacent to a site where a
218 public facility is located or unless the building is a nonprofit facility located in the
219 urban area; and

220 c. Use is limited to residents of a specified residential development or
221 to sports clubs providing supervised instructional or athletic programs.

222 5. Limited to day moorage.

223 6.a. Adult entertainment businesses shall be prohibited within three
224 hundred thirty feet of any property zoned RA, UR or R or containing schools,
225 licensed daycare centers, public parks or trails, community centers, public
226 libraries or churches. In addition, adult entertainment businesses shall not be
227 located closer than three thousand feet to any other adult entertainment business.
228 These distances shall be measured from the property line of the parcel or parcels
229 proposed to contain the adult entertainment business to the property line of the

230 parcels zoned RA, UR or R or that contain the uses identified in this subsection

231 B.6.a.

232 B. Adult entertainment businesses shall not be permitted within an area
233 likely to be annexed to a city subject to an executed interlocal agreement between
234 King County and a city declaring that the city will provide opportunities for the
235 location of adult businesses to serve the area. The areas include those identified
236 in the maps attached to Ordinance 13546.

237 7. Clubhouses, maintenance buildings, equipment storage areas and
238 driving range tees shall be at least fifty feet from residential property lines.
239 Lighting for practice greens and driving range ball impact areas shall be directed
240 away from adjoining residential zones. Applications shall comply with adopted
241 best management practices for golf course development. Within the RA zone,
242 those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not
243 permitted in designated rural forest focus area, regionally significant resource
244 areas or locally significant resource areas. Ancillary facilities associated with a
245 golf course are limited to practice putting greens, maintenance buildings and other
246 structures housing administrative offices or activities that provide convenience
247 services to players. These convenience services are limited to a pro shop, food
248 services and dressing facilities and shall occupy a total of no more than ten
249 thousand square feet. Furthermore, the residential density that is otherwise
250 permitted by the zone shall not be used on other portions of the site through
251 clustering or on other sites through the transfer of density provision. This
252 residential density clustering or transfer limitation shall be reflected in a deed

253 restriction that is recorded at the time applicable permits for the development of
254 the golf course are issued.

255 8. Limited to a golf driving range as an accessory to golf courses.

256 9.a. New structures and outdoor ranges shall maintain a minimum
257 distance of fifty feet from property lines adjoining residential zones, but existing
258 facilities shall be exempt.

259 b. Ranges shall be designed to prevent stray or ricocheting projectiles,
260 pellets or arrows from leaving the property.

261 c. Site plans shall include: safety features of the range; provisions for
262 reducing sound produced on the firing line; elevations of the range showing target
263 area, backdrops or butts; and approximate locations of buildings on adjoining
264 properties.

265 d. Subject to the licensing provisions of K.C.C. Title 6.

266 10.a. Only in an enclosed building, and subject to the licensing
267 provisions of K.C.C. Title 6;

268 b. Indoor ranges shall be designed and operated so as to provide a
269 healthful environment for users and operators by:

270 (1) installing ventilation systems that provide sufficient clean air in
271 the user's breathing zone; and

272 (2) adopting appropriate procedures and policies that monitor and
273 control exposure time to airborne lead for individual users.

274 11. Only as accessory to a park or in a building listed on the National
275 Register as an historic site or designated as a King County landmark subject to
276 K.C.C. chapter 21A.32.

277 12. Only as accessory to a nonresidential use established through a
278 discretionary permit process, if the scale is limited to ensure compatibility with
279 surrounding neighborhoods. This condition applies to the UR zone only if the
280 property is located within a designated unincorporated Rural Town.

281 13. Subject to the following:

282 a. The park shall abut an existing park on one or more sides,
283 intervening roads notwithstanding;

284 b. No bleachers or stadiums are permitted if the site is less than ten
285 acres, and no public amusement devices for hire are permitted;

286 c. Any lights provided to illuminate any building or recreational area
287 shall be so arranged as to reflect the light away from any premises upon which a
288 dwelling unit is located; and

289 d. All buildings or structures or service yards on the site shall maintain
290 a distance not less than fifty feet from any property line and from any public
291 street.

292 14. Excluding amusement and recreational uses classified elsewhere in
293 this chapter.

294 15. Limited to golf driving ranges and subject to K.C.C. 21A.08.040B.7.

295 16. Subject to the following conditions:

- 296 a. The length of stay per party in campgrounds shall not exceed one
297 hundred eighty days during a three-hundred-sixty-five-day period; and
- 298 b. Only for campgrounds that are part of a proposed or existing county
299 park, which are subject to review and public hearings through the department of
300 parks and recreation's master plan process under K.C.C. 2.16.050.
- 301 17. Only for stand alone sports clubs that are not part of a park.
- 302 18. Subject to review and approval of conditions to comply with trail
303 corridor provisions of K.C.C. 21A.14 when located in an RA zone and in an
304 equestrian community designated by the Comprehensive Plan.
- 305 19. Subject to the following:
- 306 a. The lot is at least 40 acres and has direct access from a principal
307 arterial.
- 308 b. Structures are set back a minimum distance of seventy-five feet from
309 property lines adjacent to residential zones.
- 310 c. The uses must include horticultural production and an arboretum.
- 311 d. The uses may include any one or more of the following:
- 312 (1) feed store and garden supply store;
- 313 (2) florist shop;
- 314 (3) restaurant with a maximum floor area of 3,500 square feet;
- 315 (4) conference center with a total floor area not to exceed 5,000
316 square feet and not to include overnight lodging; and
- 317 (5) sales area for incidental retail items.

318 20. Only allowed in a farm or forestry structure, such as a barn or a
 319 sawmill, existing as of December 31, 2003.

320 21. Only allowed as accessory to a horticulture center and overnight
 321 lodging is prohibited.

322 SECTION 9. Ordinance 10870, Section 332, as amended, and K.C.C.

323 21A.08.050 are hereby amended to read as follows:

324 **General service and land uses.**

325 A. General services land uses.

Key		Z O N E	Resource			Residential			Commercial/Industrial				
P – Permitted Use			A	F	M	R	U R	U R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B S	I S	M S	G S	F	D
			I	E	E	A	A E	A I	G I	M I	I I	I	U
			C	S	R	L	N R	N D	H N	U N	O N	C	S
			U	T	A		V	E	B E	N E	N E	E	T
			L		L				O S	I S	A S		R
			T						R S	T S	L S		I
			U						H				A
		R						O				L	
		E						D					
SIC#	Specific Land Use	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C((26)) 25	C((26)) 25	P	P	P	P3	P3
7216	Drycleaning plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P((25)) 24 C5, ((32)) 31	P((25)) 24 C5	P((25)) 24 C5	P((25)) 24 C5	P ((25)) 24	P((25)) 24	P((25)) 24 C5	P((25)) 24	
*	Day care I	P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day care II				P8C	P8C	P8C	P8C	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 C10, ((32)) 31	P9 C10			P10	P10	P10		P
753	Automotive repair (1)								P11	P	P		P
754	Automotive service								P11	P	P		P
76	Miscellaneous repair	C32	C32		C32					P	P		P
866	Churches, synagogue, temple				P12 C((28, 32)) 27, 31	P12 C	P12 C	P12 C	P	P	P	P	

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83	Social Services (2)				P12 C13, (33) 31	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C, (32) 31	P14 C	P14 C						
*	Kennel or Cattery				C	C				C	P		
*	Theatrical Production Services									P((31)) 30	P((31)) 30		
*	Artist Studios				P((29)) 28	P((29)) 28	P((29)) 28	P((29)) 28	P	P	P	P((30)) 29	P
*	Interim Recycling Facility	P21	P21	P21	P((22)) 21	P21	P((22)) 21	P((22)) 21	P (23) 22	P (23) 22	P		P
*	Materials Processing Facility										P		P
	HEALTH SERVICES												
801-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P13 C13	P	P	P	P	P
805	Nursing and personal care facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P16 15, (32) 31	P	P	P					
*	Middle/Junior High School				P16, C15, (32) 31	P	P	P					
*	Secondary or High School				P16 C15, (27, 32) 26, 31	P27	P27	P27		C	C		
*	Vocational School				P13 C, (32) 31	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20, (32) 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C((24, 33)) 23, 31 P16, C15	P((24)) 23C	P((24)) 23C	P((24)) 23C	C	P	P	P	P
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C.21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.											

326 B. Development conditions.

327 1. Except SIC Industry No. 7534 – Tire Retreading, see manufacturing

328 permitted use table.

- 329 2. Except SIC Industry Group Nos:
- 330 a. 835-Day Care Services((,); and
- 331 b. 836-Residential Care, which is otherwise provided for on the
- 332 residential permitted land use table.
- 333 3. Limited to SIC Industry Group and Industry Nos.:
- 334 a. 723-Beauty Shops;
- 335 b. 724-Barber Shops;
- 336 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 337 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
- 338 and
- 339 e. 217-Carpet and Upholstery Cleaning.
- 340 4. Only as an accessory to a cemetery, and prohibited from the UR zone
- 341 only if the property is located within a designated unincorporated Rural Town.
- 342 5. Structures shall maintain a minimum distance of one hundred feet
- 343 from property lines adjoining residential zones.
- 344 6. Only as an accessory to residential use, and:
- 345 a. Outdoor play areas shall be completely enclosed by a solid wall or
- 346 fence, with no openings except for gates, and have a minimum height of six feet,
- 347 and
- 348 b. Outdoor play equipment shall maintain a minimum distance of
- 349 twenty feet from property lines adjoining residential zones.
- 350 7. Permitted as an accessory use. See commercial/industrial accessory,
- 351 K.C.C. 21A.08.060A.

352 8. Only as a re-use of a public school facility subject to K.C.C. chapter
353 21A.32, or an accessory use to a school, church, park, sport club or public
354 housing administered by a public agency, and:

355 a. Outdoor play areas shall be completely enclosed by a solid wall or
356 fence, with no openings except for gates and have a minimum height of six feet;

357 b. Outdoor play equipment shall maintain a minimum distance of
358 twenty feet from property lines adjoining residential zones;

359 c. Direct access to a developed arterial street shall be required in any
360 residential zone; and

361 d. Hours of operation may be restricted to assure compatibility with
362 surrounding development.

363 9. As a home occupation only, but the square footage limitations in
364 K.C.C. chapter 21A.30 for home occupations apply only to the office space for
365 the clinic, and:

366 a. Boarding or overnight stay of animals is allowed only on sites of five
367 acres or more;

368 b. No burning of refuse or dead animals is allowed;

369 c. The portion of the building or structure in which animals are kept or
370 treated shall be soundproofed. All run areas, excluding confinement areas for
371 livestock, shall be surrounded by an eight-foot solid wall and surfaced with
372 concrete or other impervious material; and

373 d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping
374 are met.

- 375 10.a. No burning of refuse or dead animals is allowed;
- 376 b. The portion of the building or structure in which animals are kept or
- 377 treated shall be soundproofed. All run areas, excluding confinement areas for
- 378 livestock, shall be surrounded by an eight-foot solid wall and surfaced with
- 379 concrete or other impervious material, and
- 380 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping
- 381 are met.
- 382 11. The repair work or service shall only be performed in an enclosed
- 383 building, and no outdoor storage of materials. SIC Industry No. 7532 – Top,
- 384 Body, and Upholstery Repair Shops and Paint Shops is not allowed.
- 385 12. Only as a re-use of a public school facility subject to K.C.C. chapter
- 386 21A.32.
- 387 13. Only as a re-use of a surplus nonresidential facility subject to K.C.C.
- 388 chapter 21A.32.
- 389 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall
- 390 not exceed twenty thousand square feet, but stabling areas, whether attached or
- 391 detached, shall not be counted in this calculation.
- 392 15. Limited to projects which do not require or result in an expansion of
- 393 a sewer service outside the urban growth area, unless a finding is made that not
- 394 cost effective alternative technologies are feasible, in which case a tightline sewer
- 395 sized only to meet the needs of the public school, as defined in RCW
- 396 28A.150.010, or the school facility and serving only the public school or the

397 school facility may be used. New public high schools shall be permitted subject
398 to the review process set forth in K.C.C. 21A.42.140.

399 16.a. For middle or junior high schools and secondary or high schools or
400 school facilities, only as a re-use of a public school facility or school facility
401 subject to K.C.C. chapter 21A.32. An expansion of such a school or a school
402 facility shall be subject to approval of a conditional use permit and the expansion
403 shall not require or result in an extension of sewer service outside the urban
404 growth area, unless a finding is made that no cost effective alternative
405 technologies are feasible, in which case a tightline sewer sized only to meet the
406 needs of the public school, as defined in RCW 28A.150.010, or the school facility
407 may be used.

408 b. Renovation, expansion, modernization or reconstruction of a school,
409 a school facility, or the addition of relocatable facilities, is permitted but shall not
410 require or result in an expansion of sewer service outside the urban growth area,
411 unless a finding is made that not cost effective alternative technologies are
412 feasible, in which case a tightline sewer sized only to meet the needs of the public
413 school, as defined in RCW 28A.150.010, or the school facility may be used.

414 17. All instruction must be within an enclosed structure.

415 18. Limited to resource management education programs.

416 19. Only as an accessory to residential use, and:

417 a. Students shall be limited to twelve per one hour session;

418 b. All instruction must be within an enclosed structure; and

419 c. Structures used for the school shall maintain a distance of twenty
420 five feet from property lines adjoining residential zones.

421 20. Subject to the following:

422 a. Structures used for the school and accessory uses shall maintain a
423 minimum distance of twenty-five feet from the property lines adjoining residential
424 zones;

425 b. On lots over two and one half acres:

426 (1) Retail sales of items related to the instructional courses is
427 permitted, if total floor area for retail sales is limited to two thousand square feet;

428 (2) Sales of food prepared in the instructional courses is permitted
429 with department of health-Seattle and King County approval, if total floor area for
430 food sales is limited to one thousand square feet and is located in the same
431 structure as the school; and

432 (3) Other incidental student supporting uses are allowed, if ~~((such))~~
433 the uses are found to be both compatible with and incidental to the principal use;
434 and

435 c. On sites over ten acres, located in a designated Rural Town and
436 zoned UR, R-1, and/or R-4.

437 (1) Retail sales of items related to the instructional courses is
438 permitted, provided total floor area for retail sales is limited to two thousand
439 square feet.

440 (2) Sales of food prepared in the instructional courses is permitted
441 with department of public health – Seattle and King County approval, if total floor

442 area for food sales is limited to one thousand seven hundred fifty square feet and
443 is located in the same structures as the school;

444 (3) Other incidental student supporting uses are allowed, if the uses
445 are found to be functionally related, subordinate, compatible with and incidental
446 to the principal use;

447 (4) The use shall be integrated with allowable agricultural uses on the
448 site;

449 (5) Advertised special events shall comply with the temporary use
450 requirements of this chapter; and

451 (6) Existing structures that are damaged or destroyed by fire or natural
452 event, if damaged by more than fifty percent of their prior value, may reconstruct
453 and expand an additional sixty-five percent of the original floor area but need not
454 be approved as a conditional use if their use otherwise complies with development
455 conditions B.20.c of this section and this title.

456 21. ~~((Limited to source separated yard or organic waste processing~~
457 ~~facilities.~~

458 ————22.)) Limited to drop box facilities accessory to a public or community
459 use such as a school, fire station or community center.

460 ((23.)) 22. With the exception of drop box facilities for the collection and
461 temporary storage of recyclable materials, all processing and storage of material
462 shall be within enclosed buildings. Yard waste processing is not permitted.

463 ((24.)) 23. Only if adjacent to an existing or proposed school.

464 ~~((25.))~~ 24. Limited to columbariums accessory to a church, but required
465 landscaping and parking shall not be reduced.

466 ~~((26.))~~ 25. Not permitted in R-1 and limited to a maximum of five
467 thousand square feet per establishment and subject to the additional requirements
468 in K.C.C. 21A.12.230.

469 ~~((27.))~~ 26.a New high schools shall be permitted in the rural and the
470 urban residential and urban reserve zones subject to the review process in K.C.C.
471 21A.42.140.

472 b. Renovation, expansion, modernization, or reconstruction of a school,
473 or the addition of relocatable facilities, is permitted.

474 ~~((28.))~~ 27. Limited to projects that do not require or result in an
475 expansion of sewer service outside the urban growth area. In addition, such use
476 shall not be permitted in the RA-20 zone.

477 ~~((29.))~~ 28. Only as a reuse of a surplus nonresidential facility subject to
478 K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.

479 ~~((30.))~~ 29. All studio use must be within an enclosed structure.

480 ~~((31.))~~ 30. Adult use facilities shall be prohibited within six hundred
481 sixty feet of any residential zones, any other adult use facility, school, licensed
482 daycare centers, parks, community centers, public libraries or churches that
483 conduct religious or educational classes for minors.

484 ~~((30.))~~ 31. Subject to review and approval of conditions to comply with
485 trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone
486 and in an equestrian community designated by the Comprehensive Plan.

- 487 32. Accessory to agricultural or forestry uses provided:
- 488 a. The repair of tools and machinery is limited to those necessary for
- 489 the operation of a farm or forest.
- 490 b. The lot is at least five acres.
- 491 c. The size of the total repair use is limited to one percent of the lot size
- 492 up to a maximum of five thousand square feet.

493 SECTION 10. Ordinance 10870, Section 333, as amended, and K.C.C.

494 21A.08.060, are each hereby amended to read as follows:

495 **Government/business services land uses.**

496 A. Government/business services land uses.

497

Key		Z O N E	Resource			Residential			Commercial/Industrial					
P – Permitted Use C – Conditional Use S – Special Use			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N C O D E	N B E U I S G I H N B E O S R S H O O D	C B O U M S M I U N B E N E I S T S Y	R B E U G S I I O N C E A S L S	O F F I C E	I N D U S T R I A L	
SIC#	Specific Land Use		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:													
*	Public agency or utility office					P3 C5	P3 C5	P3C	P3C	P	P	P	P	P16
*	Public agency or utility yard					P27	P27	P27	P27			P		P
*	Public agency archives											P	P	P
921	Court										P4	P	P	
9221	Police Facility					P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility					C6, 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C27	P29 C28, 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P	
*	Commuter Parking Lot				C33 P19	C P19	C P19	C P19	P	P	P	P	P35	
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P	
	BUSINESS SERVICES:													

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*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (I) and Wholesale Trade												P
*	Self-service Storage							C14		P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P15 C36			((C)) P15, C33, 36	((C)) P15, C36							P
*	Log Storage	P15	P		P26, 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service							P	P	P	P	P	P16
*	Professional Office							P	P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking							P20	P20	P21	P20		P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22			P22	P22	P	P		P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C.21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.													

498 B. Development conditions.

499 1. Except self-service storage.

500 2. Except SIC Industry No. 8732-Commerical Economic, Sociological,

501 and Educational Research, see general business service/office.

502 3.a. Only as a re-use of a public school facility or a surplus

503 nonresidential facility subject to the provisions of K.C.C. chapter 21A.32; or

504 b. only when accessory to a fire facility and the office is no greater than

505 one thousand five hundred square feet of floor area.

506 4. Only a as a re-use of a surplus nonresidential facility subject to K.C.C.
507 chapter 21A.32.

508 5. New utility office locations only if there is no commercial/industrial
509 zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is
510 demonstrated that no feasible alternative location is possible, and provided further
511 that this condition applies to the UR zone only if the property is located within a
512 designated unincorporated Rural Town.

513 6.a. All buildings and structures shall maintain a minimum distance of
514 twenty feet from property lines adjoining residential zones;

515 b. any buildings from which fire-fighting equipment emerges onto a
516 street shall maintain a distance of thirty-five feet from such street;

517 c. no outdoor storage; and

518 d. excluded from the RA-10 and RA-20 zones unless it is demonstrated
519 that no feasible alternative location is possible.

520 7. Limited to "storefront" police offices. Such offices shall not have:

521 a. holding cells,

522 b. suspect interview rooms (except in the NB zone), or

523 c. long-term storage of stolen properties.

524 8. Private stormwater management facilities serving development
525 proposals located on commercial/industrial zoned lands shall also be located on
526 commercial/industrial lands, unless participating in an approved shared facility
527 drainage plan. Such facilities serving development within an area designated

528 "urban" in the King County Comprehensive Plan shall only be located in the
529 urban area.

530 9. No outdoor storage of materials.

531 10. Limited to office uses.

532 11. Limited to self-service household moving truck or trailer rental
533 accessory to a gasoline service station.

534 12. Limited to self-service household moving truck or trailer rental
535 accessory to a gasoline service station and SIC Industry No. 4215-Courier
536 Services, except by air.

537 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

538 14. Accessory to an apartment development of at least twelve units
539 provided

540 a. the gross floor area in self-storage shall not exceed the total gross
541 floor area of the apartment dwelling on the site;

542 b. all outdoor lights shall be deflected, shaded and focused away from
543 all adjoining property;

544 c. the use of the facility shall be limited to dead storage of household
545 goods;

546 d. no servicing or repair of motor vehicles, boats, trailers, lawnmowers
547 or similar equipment;

548 e. no outdoor storage of flammable liquids, highly combustible or
549 explosive materials or hazardous chemicals;

550 f. no residential occupancy of the storage units;

551 g. no business activity other than the rental of storage units; and
552 h. a resident director shall be required on the site and shall be
553 responsible for maintaining the operation of the facility in conformance with the
554 conditions of approval.

555 15. (~~Limited to products produced on site.~~) a. The floor area devoted
556 to warehousing, refrigeration or storage shall not exceed two thousand square
557 feet.

558 b. Structures and areas used for warehousing, refrigeration and storage
559 shall maintain a minimum distance of seventy-five feet from property lines
560 adjoining residential zones.

561 c. Warehousing, refrigeration and storage is limited to agricultural
562 products and sixty percent or more of the average products processed over a five-
563 year period must be grown in King County. At the time of the initial applications,
564 the applicant shall submit a projection of the source of products to be included in
565 the warehousing, refrigeration or storage.

566 16. Only as an accessory use to another permitted use.

567 17. No outdoor storage.

568 18. Only as an accessory use to a public agency or utility yard, or to a
569 transfer station.

570 19. Limited to new commuter parking lots designed for thirty or fewer
571 parking spaces or commuter parking lots located on existing parking lots for
572 churches, schools, or other permitted nonresidential uses which have excess
573 capacity available during commuting, provided that the new or existing lot is

574 adjacent to a designated arterial that has been improved to a standard acceptable
575 to the department of transportation.

576 20. No two-in lots for damaged, abandoned or otherwise impounded
577 vehicles.

578 21. No dismantling or salvage of damaged, abandoned or otherwise
579 impounded vehicles.

580 22. Storage limited to accessory storage of commodities sold at retail on
581 the premises or materials used in the fabrication of commodities sold on the
582 premises.

583 23. Limited to emergency medical evacuation sites in conjunction with
584 police, fire or health service facility. Helistops are prohibited from the UR zone
585 only if the property is located within a designated unincorporated Rural Town.

586 24. Allowed as accessory to an allowed use.

587 25. Limited to private road ambulance services with no outside storage
588 of vehicles.

589 26. Limited to two acres or less.

590 27.a. Utility yards only on sites with utility district offices; or

591 b. Public agency yards are limited to material storage for road
592 maintenance facilities.

593 28. Limited to bulk gas storage tanks which pipe to individual residences
594 but excluding liquefied natural gas storage tanks.

595 29. Excluding bulk gas storage tanks.

596 30. For I-zoned sites located outside the urban growth area designated
597 by the King County Comprehensive Plan, uses shall be subject to the provisions
598 for rural industrial uses as set forth in K.C.C. chapter 21A.12.

599 31. Vactor waste treatment, storage and disposal shall be limited to
600 liquid materials. Materials shall be disposed of directly into a sewer system, or
601 shall be stored in tanks (or other covered structures), as well as enclosed
602 buildings.

603 32. Provided:

604 a. off-street required parking for a land use located in the urban area
605 must be located in the urban area;

606 b. off-street required parking for a land use located in the rural area
607 must be located in the rural area; and

608 c. off-street required parking must be located on a lot which would
609 permit, either outright or through a land use permit approval process, the land use
610 the off-street parking will serve.

611 33. Subject to review and approval of conditions to comply with trail
612 corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in
613 an equestrian community designated by the Comprehensive Plan.

614 34. Limited to landscape and horticultural services (SIC 078) that are
615 accessory to a use classified as retail nurseries, lawn and garden supply store (SIC
616 5261) and provided that construction equipment for the accessory use shall not be
617 stored on the premises.

618 35. Allowed as a primary or accessory use to an allowed industrial-
619 zoned land use.

620 36.a. The floor area devoted to warehousing, refrigeration or storage
621 shall not exceed three thousand five hundred square feet.

622 b. Structures and areas used for warehousing, refrigeration and storage
623 shall maintain a minimum distance of seventy-five feet from property lines
624 adjoining residential zones.

625 c. Warehousing, refrigeration and storage is limited to agricultural
626 products and sixty percent of more of the average products processed over a five-
627 year period must be grown in King County. At the time of the initial application,
628 the applicant shall submit a projection of the source of products to be included in
629 the warehousing, refrigeration or storage.

630 SECTION 11. Ordinance 10870, Section 334, as amended, and K.C.C.
631 21A.08.070 are each hereby amended to read as follows:

632 **Retail land uses.**

633 A. Retail land uses.

Key
P – Permitted Use
C – Conditional Use
S – Special Use

Z O N E	Resource			Residential			Commercial/Industrial				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N D E N T I A L	N B E U I S G I H N B E O S R S H O O D	C B O U M I U N E I S T S Y	R B E U G S I I O N E N E A S L S	O F F I C E	I N D U S T R I A L

SIC#	Specific Land Use	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Building, Hardware and Garden Materials	P19			P21 C1				P2	P	P		
*	Forest Products Sales	P3, 4	P4		P3, 4						P		
*	Department and Variety Stores						C14	C14	P5	P	P		
54	Food Stores				C13		C15	C15	P	P	P	C	P6
*	Agricultural Product Sales	P20 C7	P4		P20, C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places	C22			C22		C16	C16	P10	P	P	P	P
*	Drug Stores						C15	C15	P	P	P	C	
592	Liquor Stores									P	P		
593	Uses Goods: Antiques/Secondhand Shops									P	P		
*	Sporting Goods and related Stores									P	P		
*	Book, Stationery, Video and Art Supply Stores						C15	C15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops	P17	P17		C23	P17	P17, 18	C15	C15	P	P C11 P P P P12	P P P P P	P P P
598	Fuel Dealers												
*	Florist Shops												
*	Personal Medical Supply Store												
*	Pet Shops												
*	Bulk Retail												
*	Auction Houses												
*	Livestock Sales												

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;
 Development Standards, see K.C.C. 21A.12 through 21A.30;
 General Provisions, see K.C.C. 21A.32 through 21A.38;
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44;
 (*) Definition of this specific land use, see K.C.C. 21A.06.

- 634 B. Development conditions.
- 635 1. Only feed stores and garden supply stores.
- 636 2. Only hardware and garden materials stores shall be permitted.
- 637 3.a. Limited to products (~~((grown))~~) produced on site.
- 638 b. Covered sales areas shall not exceed a total area of five hundred
- 639 square feet.
- 640 4. No permanent structures or signs.
- 641 5. Limited to SIC Industry No. 533, Variety Stores, and further limited
- 642 to a maximum of two thousand square feet of gross floor area.
- 643 6. Limited to a maximum of two thousand square feet of gross floor
- 644 area.
- 645 7.a. The floor area devoted to retail sales shall not exceed three-thousand
- 646 five hundred square feet.
- 647 b. The floor area devoted to retail sales may be covered but it cannot be
- 648 enclosed unless it is located in an agricultural structure, such as a barn, existing as
- 649 of December 31, 2003.
- 650 ~~((b))~~ c. Sixty percent or more of the average annual gross sales of
- 651 agricultural products sold through the store over a five-year period shall be
- 652 derived from products grown or produced in King County. At the time of the
- 653 initial application, the applicant shall submit a reasonable projection of the source
- 654 of product sales.
- 655 ~~((e-))~~ d. Sales shall be limited to agricultural produce, value added
- 656 agricultural products, such as jams or cheese, and plants.

657 ~~((e-))~~ e. Storage areas for produce may be included in a farm store
658 structure or in an accessory building.

659 ~~((e-))~~ f. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

660 ~~((during May through September and 7:00 a.m. to 7:00 p.m. during October~~
661 ~~through April.))~~ Outside lighting is permitted if no off-site glare is allowed.

662 8. Excluding retail sale of trucks exceeding one ton capacity.

663 9. Only the sale of new or reconditioned automobile supplies is
664 permitted.

665 10. Excluding SIC Industry No. 5813-Drinking Places.

666 11. No outside storage or fuel trucks and equipment.

667 12. Excluding vehicle and livestock auctions.

668 13. Only as accessory to a winery or brewery, and limited to sales of
669 products produced on site and incidental items where the majority of sales are
670 generated from products produced on site.

671 14. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,
672 limited to a maximum of five thousand square feet of gross floor area, and subject
673 to K.C.C. 21A.12.330.

674 15. Not permitted in R-1 and limited to a maximum of five thousand
675 square feet of gross floor area and subject to K.C.C. 21A.12.230.

676 16. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking
677 Places, and limited to a maximum of five thousand square feet of gross floor area
678 and subject to K.C.C. 21A.12.230.

679 17. Retail sale of livestock is permitted only as accessory to raising
680 livestock.

681 18. Limited to the R-1 zone.

682 19. Limited to the sale of livestock feed, hay and livestock veterinary
683 supplies with a covered sales area of not more than ~~((five hundred))~~ two thousand
684 square feet. The ~~((five hundred))~~ two thousand square foot limitation does not
685 include areas for storing livestock feed, hay or veterinary supplies or covered
686 parking areas for trucks engaged in direct sale of these products from the truck.

687 20.1 ~~((Covered sales areas))~~ The floor area devoted to retail sales shall
688 not exceed ~~((a total area of))~~ two thousand square feet.

689 b. The floor area devoted to retail sales may be covered but it cannot be
690 enclosed unless it is located in an agricultural structure, such as a barn, existing as
691 of December 31, 2003.

692 ~~((b-))~~ c. Sixty percent or more of the average annual gross sales of
693 agricultural products sold through the store over a five-year period shall be
694 derived from products grown or produced in King County. At the time of the
695 initial application, the applicant shall submit a projection of the source of product
696 sales.

697 ~~((c-))~~ d. Sales shall be limited to agricultural produce, value added
698 agricultural products, such as jams or cheese, and plants.

699 ~~((d-))~~ e. Storage areas for produce may be included in a farm store
700 structure or in any accessory building.

701 ((e-)) f. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.
702 (~~(during May through September and 7:00 a.m. to 7:00 p.m. during October~~
703 ~~through April.))~~ Outside lighting is permitted if no off-site glare is allowed.
704 21. Limited to hay sales.
705 22. Only as:
706 a. an accessory use to a winery or brewery, limited to the tasting of
707 products produced on site; ~~((or))~~
708 b. an accessory use to a permitted manufacturing or retail land use,
709 limited to espresso stands to include sales of beverages and incidental food items,
710 and not to include drive through sales; or
711 _____ c. an accessory use to a horticulture center and limited to three
712 thousand five hundred square feet.
713 _____ 23. Only as an accessory use to a horticulture center.
714 SECTION 12. Ordinance 10870, Section 335, as amended, and K.C.C.
715 21A.08.080 are each hereby amended to read as follows:
716 **Manufacturing land uses.**
717 A. Manufacturing land uses.

Key
P – Permitted Use
C – Conditional Use
S – Special Use

Z O N E	Resource			Residential			Commercial/Industrial				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N C O M M U N I T Y	N B E U I S G I H N B E O S R S H O O D	C B O U M S M I U N E I S T S Y	R B E U G S I I O N E N E A S L S	O F F I C E	I N D U S T R I A L

SIC#	Specific Land Use	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
20	Food and Kindred Products	P1, C14	P1		P1, C14	P1					C		P2 C
2082/ 2084	Winery/Brewery	P3, C12			P3 C13	P3					C		P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4	P4 C5		P4, C5	P4					C6		P
25	Furniture and Fixtures										C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7 C	P7 C	P
28	Chemicals and Allied Products												C
2911	Petroleum Refining and related industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P8	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351- 55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electronic Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading										C		P
781- 82	Movie Production/Distribution										P		P

GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C.21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.
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718 B. Development conditions.

719 1. ~~((Limited to agricultural products grown on-site provided))~~ a. The
720 floor area devoted to processing shall not exceed two thousand square feet.

721 _____ b. ~~((s))~~ Structures and areas used for processing shall maintain a
722 minimum distance of seventy-five feet from property lines adjoining residential
723 zones.

724 _____ c. Processing is limited to agricultural products and sixty percent or
725 more of the average products processed over a five-year period must be grown in
726 King County. At the time of the initial application, the applicant shall submit a
727 projection of the source of products to be produced.

728 2. Except slaughterhouses.

729 3. Only as a home industry, subject to K.C.C. chapter 21A.30.

730 4. Limited to rough milling and planning of products grown on-site with
731 portable equipment.

732 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned
733 sites, limited to RA-10 on lots at least ten acres in size and only as accessory to
734 forestry uses.

735 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen
736 Cabinets and No. 2431-Millwork, (excluding planning mills).

737 7. Limited to photocopying and printing services offered to the general
738 public.

739 8. Only within enclosed building, and as an accessory use to retail sales.

740 9. Only within enclosed buildings.

741 10. Limited to boat building of craft not exceeding forty-eight feet in
742 length.

743 11. For I-zoned sites located outside the urban growth area designated
744 by the King County Comprehensive Plan, uses shown as a conditional use in the
745 table of K.C.C. 21A.08.080A shall be prohibited, and all other uses shall be
746 subject to the provisions for rural industrial uses as set forth in K.C.C. chapter
747 21A.12.

748 12. Limited to wineries subject to the following:

749 a. the total floor area of structures for wineries and any accessory uses
750 are not to exceed three thousand five hundred square feet, including underground
751 storage, unless located in existing agricultural structures, including, but not
752 limited to barns.

753 b. expansions of existing agricultural structures used for wineries are
754 not to exceed three thousand five hundred square feet.

755 c. at least sixty percent of the grapes or other agricultural product used
756 to produce the wine must be grown in King County.

757 d. structures and areas used for processing are setback a minimum
758 distance of seventy-five feet from property lines adjacent to residential zones.

759 e. wineries must comply with Washington state department of ecology
760 and King County board of health regulations for water usage and wastewater
761 disposal. Wineries using water from exempt wells must install a water meter.

762 13. Limited to wineries subject to the following:

763 a. The floor area of structures for wineries and any accessory uses are
764 limited to a total of eight thousand square feet, except that underground storage
765 that is constructed completely below natural grade, not including required exits
766 and access points, may add an additional eight thousand square feet provided that
767 the underground storage is at least one foot below the surface and is not visible
768 above ground and must meet the following:

769 (1) wineries must comply with Washington state department of
770 ecology and King County board of health regulations for water usage and
771 wastewater disposal. Wineries using water from exempt wells are to install a
772 water meter.

773 (2) clearing on the site is limited to a maximum of thirty-five percent
774 of the lot area or the amount previously legally cleared, whichever is greater.
775 Removal of noxious weeds and invasive vegetation is exempt from this clearing
776 limitation. The remainder of the site is to be managed under a forest management
777 plan approved by the King County department of natural resources and parks.

778 (3) off-street parking is limited to one hundred and fifty percent of the
779 minimum requirement for wineries specified in 21A.18.030.

780 (4) structures and areas used for processing are setback a minimum
781 distance of seventy-five feet from property lines adjacent to residential zones.

782 b. Structures for wineries and any accessory uses that exceed six
783 thousand square feet of total floor area including underground storage must:

784 (1) have a minimum lot size of ten acres; and

785 (2) use a minimum of two and one-half acres of the site for the
786 growing of agricultural products.

787 c. Structures for wineries and any accessory uses that do not exceed a
788 six thousand square feet of total floor area including underground storage, must
789 have a minimum lot size of five acres.

790 d. On Vashon-Maury Island, the total floor area of structures for
791 wineries and any accessory uses located may not exceed six thousand square feet
792 including underground storage and must have a minimum lot size of five acres.

793 14.a. The floor area devoted to processing shall not exceed three
794 thousand five hundred square feet.

795 b. Structures and areas used for processing shall maintain a minimum
796 distance of seventy-five feet from property lines adjoining residential zones.

797 c. Processing is limited to agricultural products and sixty percent or
798 more of the average products processed over a five-year period must be grown in
799 King County. At the time of the initial application, the applicant shall submit a
800 projection of the source of products to be produced.

801 SECTION 13. Ordinance 10870, Section 336, as amended, and K.C.C.

802 21A.08.090 are each hereby amended to read as follows: [SALT Section 133]

803 **Resource Land Uses**

804 A. Resource Land Uses.

Key		Z O N E	Resource			Residential			Commercial/Industrial				
P – Permitted Use C – Conditional Use S – Special Use	A G R I C U L T U R E		F O R E S T	M I N E R A L	R U R A L	U R B S A E N R V E	U R E B S A I N D E N T I A L	N B E U I S G I H N B E O S R S H O O D	C B O U M S M I U N E I S T S Y	R B E U G S I I O N E N E A S L S	O F F I C E	I N D U S T R I A L	
SIC#	Specific Land Use	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	AGRICULTURE:												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals	P	P		P	P	P6						P
*	Agriculture Training Facility	C10											
*	Materials Processing Facility	P11											
	FORESTRY:												
08	Growing & Harvesting Forest Product	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
*	Materials Processing Facility		P12										
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10, 12, 14	Mineral Extraction and Processing		P9 C	P									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8	P8									P
*	Materials Processing Facility			P13									
	ACCESSORY USES												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
GENERAL CROSS REFERENCES:													
Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C.21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.													

805 B. Development conditions.

806 1. May be further subject to K.C.C. Title 25, Shoreline Management.

807 2. Only forest research conducted within an enclosed building.

- 808 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 809 4. Excluding housing for agricultural workers.
- 810 5. Limited to either maintenance or storage facilities, or both, in
- 811 conjunction with mineral extraction or processing operation.
- 812 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
- 813 7. Only in conjunction with a mineral extraction site plan approved in
- 814 accordance with K.C.C. chapter 31A.22.
- 815 8. Only:
- 816 a. as accessory to a primary mineral extraction use((~~7-01~~));
- 817 b. as a continuation of a mineral processing use ((~~established prior to the~~
- 818 effective date of consistent with this title)) only for that period to complete
- 819 delivery of products or projects under contract at the end of mineral extraction; or
- 820 c. for a public works project under a temporary grading permit issued
- 821 pursuant to K.C.C. 16.82.152.
- 822 9. Limited to mining activities that are located greater than one-quarter
- 823 mile from an established residence and that do not use local access streets that
- 824 abut lots developed for residential use.
- 825 10. Agriculture training facilities are allowed only as an accessory to
- 826 existing agricultural uses and are subject to the following conditions:
- 827 a. The impervious surface associated with the agriculture training
- 828 facilities shall comprise not more than ten percent of the allowable impervious
- 829 surface permitted under K.C.C. 21A.12.040;

- 830 b. New or the expansion of existing structures, or other site
831 improvements, shall not be located on class 1, 2 or 3 soils;
- 832 c. The director may require reuse of surplus structures to the maximum
833 extent practical;
- 834 d. The director may require the clustering of new structures with
835 existing structures;
- 836 e. New structures or other site improvements shall be set back a
837 minimum distance of seventy-five feet from property lines adjoining residential
838 zones;
- 839 f. Bulk and design of structures shall be compatible with the
840 architectural style of the surrounding agricultural community;
- 841 g. New sewers shall not be extended to the site;
- 842 h. Traffic generated shall not impede the safe and efficient movement
843 of agricultural vehicles, nor shall it require capacity improvements to rural roads;
- 844 i. Agriculture training facilities may be used to provide educational
845 services to surrounding rural/agricultural community or for community events.
846 Property owners may be required to obtain a temporary use permit for community
847 events in accordance with K.C.C. chapter 21A.32;
- 848 J. Use of lodging and food service facilities shall be limited only to
849 activities conducted in conjunction with training and education programs or
850 community events held on site;
- 851 k. Incidental uses, such as office and storage, shall be limited to those
852 that directly support education and training activities or farm operations; and

853 1. The King County agriculture commission shall be notified of and
854 have an opportunity to comment upon all proposed agriculture training facilities
855 during the permit process in accordance with K.C.C. chapter 21A.40.

856 11. Limited to source separated organic waste processing facilities at a
857 scale appropriate to process the organic waste generated in the agricultural zone.

858 12. Limited to source separated organic waste processing facilities only
859 as accessory to a primary SIC Industry Group 242-Sawmill used at a scale
860 appropriate to process the organic waste generated on the site.

861 13. Limited to mineral zoned properties not adjacent to residential zoned
862 properties and only as accessory to a primary mineral extraction use, or as a
863 continuation of a mineral processing use.